

CERTIFICATE OF APPROPRIATENESS

Application Date: July 10, 2014

Applicant: Mario Campos, Campos International, LLC, for Gary Nguyen, owner

Property: 715 Henderson Street, Tract 7, Block 407, Baker WR NSBB Subdivision. The property includes a historic one-story wood clad storefront commercial building situated on a 4,000 square foot corner lot.

Significance: Contributing storefront commercial building, constructed circa 1935, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Install a new round cabinet sign above the contributing corner store canopy facing Henderson Street. Sign is a back-lit, four foot diameter acrylic and aluminum box with vinyl paint.
See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received.

Civic Association: The Old Sixth Ward Neighborhood Committee is not in support of this project. See Attachment A.

Recommendation: Denial - does not satisfy criteria

HAHC Action: Denied

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

OLD SIXTH WARD DESIGN GUIDELINES

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In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

The proposed internally lit acrylic cabinet sign does not comply with Section IV.D.a, Recommendations for Building Signage, of the Old Sixth Ward Protected Historic District Design Guidelines. The Guidelines state that all signage must be illuminated indirectly using an external light source, no backlit or channel cut lighting is permitted, and no plastic letters are permitted. Additionally, the sign must be mounted directly on the wall surface and the background must be the building wall. Although the sign is fastened to the wall, the sign is an independent feature with the words and logo painted onto an acrylic sheet inserted into a light box that extends out 7" and not installed directly onto the building wall.

Section IV.D.b, Recommendations for Sign Bands, states that cabinet signs are not permitted.

See pages 8 and 9 of this report for more detail.

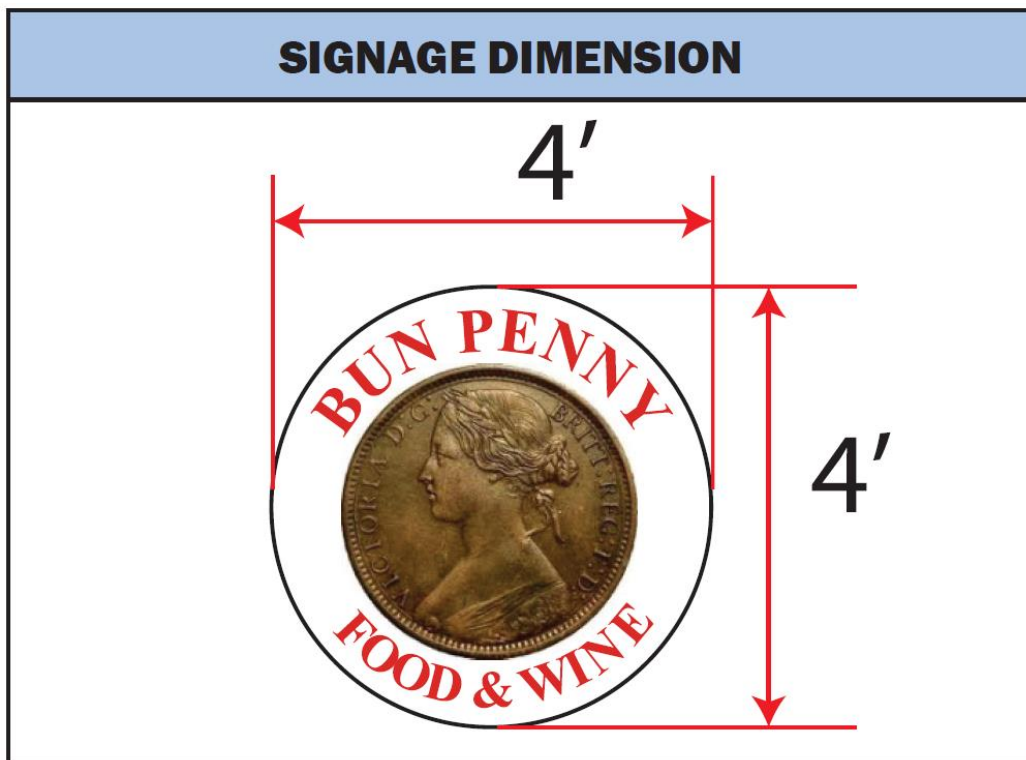


INVENTORY PHOTO

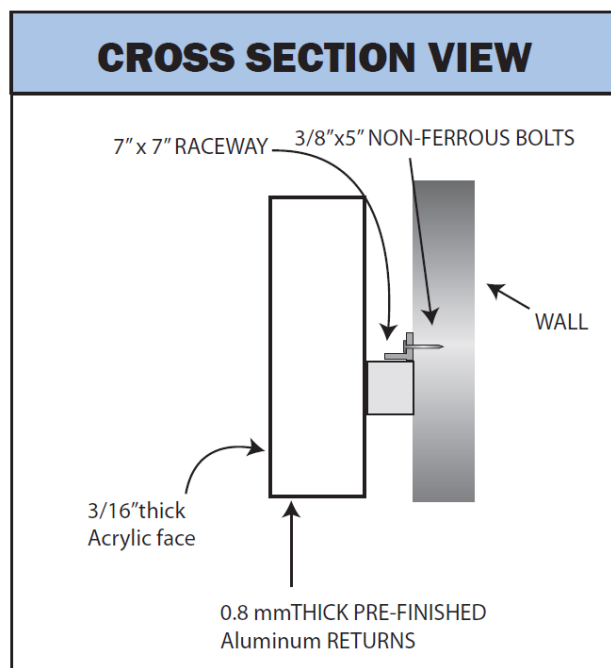


SIGN DETAILS - DESIGN

PROPOSED

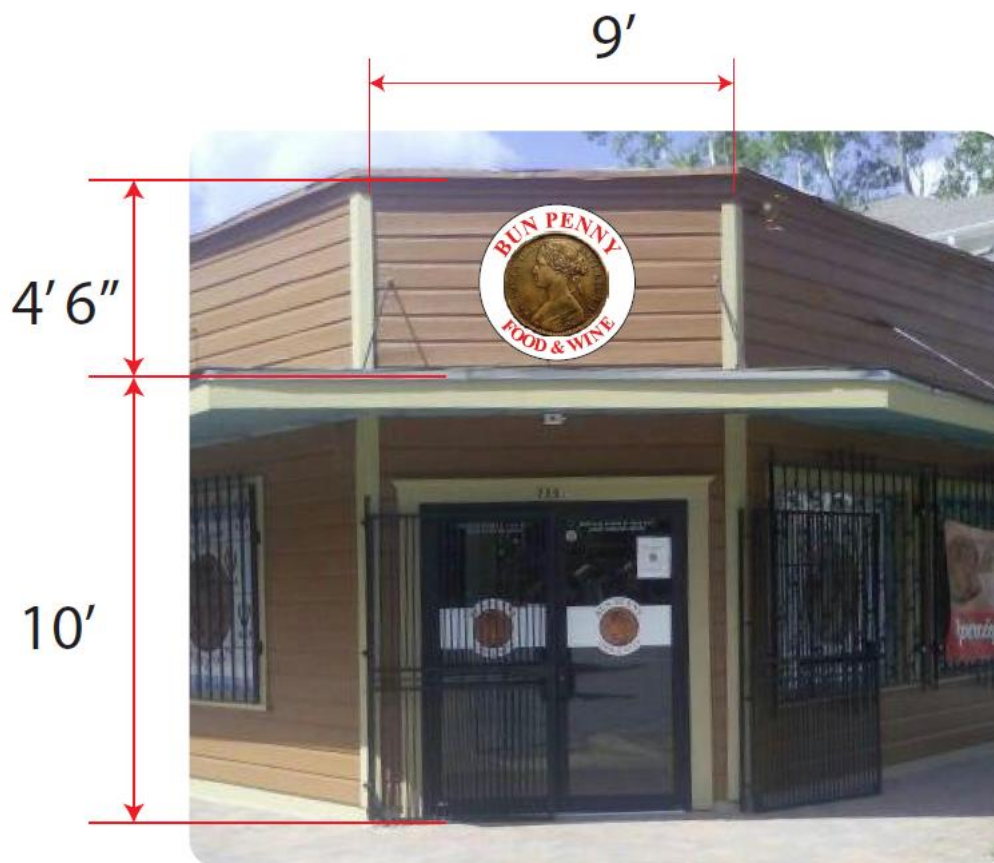


ADDITIONAL SIGN DETAILS



ADDITIONAL SIGN DETAILS

STORE FRONT VIEW



SUPPLEMENTAL INFORMATION

DESIGN GUIDELINES FOR THE OLD SIXTH WARD PROTECTED HISTORIC DISTRICT

C. Language Conventions

1. Provisions activated by certain auxiliary verbs are to be read as follows:
 - a. *Shall* indicates a mandatory provision.
 - b. *Should* indicates a recommended provision.
 - c. *May* indicates an optional provision.
2. Certain terms may be abbreviated as follows:
 - a. *Director* means the Director of the Department of Planning and Development.
 - b. *District* means the Old Sixth Ward Protected Historic District.
 - c. *HAHC* means the Houston Archaeological and Historical Commission.
 - d. *Houston Code* means the City of Houston Code of Ordinances.

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D. Signage

While Old Sixth Ward is predominantly residential in character, there are a few small scale commercial buildings in the District. There are also instances of residential structures that have been converted to a small office or other commercial uses. The following provides a guideline to types of signs that would be considered appropriate.

1. General Provisions: Signage within the District should be designed and painted in a manner to respect the historic character of the buildings and the neighborhood. The signs should be:
 - a. Appropriate in size and scale.
 - b. Constructed of high quality materials and craftsmanship.
 - c. Located in a logical place on the building or in the front yard, and should not obstruct key elements or details of the building.
 - d. In a style that is compatible with the character of the services or merchandise.
 - e. (If lighted) Illuminated indirectly and using an external light source.

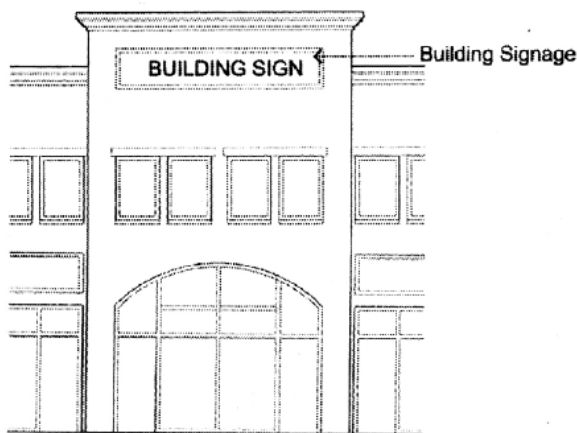
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Recommendations for specific sign types are as follows:

- a. Building Signage: The developer of a building may give the building a name, or the major tenant of the building may place its name on the building, according to the following specifications:
 - 1) Placement:
 - (a) Sign should be placed near the top of the building.
 - (b) Sign should be placed above upper floor windows.
 - (c) Sign is to be mounted directly on the wall surface, and the background must be the building wall.
 - (d) Sign must face a public street.
 - (e) Signage may be placed on a maximum of two building sides.
 - (f) Signs may be cut or carved.
 - (g) No roof signs are permitted.
 - 2) Dimensions:
 - (a) A maximum of 20 square feet for each sign is permitted.
 - (b) Lettering may be a maximum of 16".
 - (c) Sign may include a logo, which will be counted toward total square feet.
 - 3) Letter materials:
 - (a) Sign may be metal, stone, wood, paint, carved, or plaster. No plastic letters are permitted.

- 4) Lighting:
 - (a) Front-lit signs (illuminated by an external light source) are acceptable. No backlit or channel cut lighting permitted.

- 5) Other provisions:
 - (a) No neon signs are permitted.
 - (b) Signs shall be static; no rotating, electronic, or digital signs are appropriate.
 - (c) Inclusion of a numerical date is optional.



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SUPPLEMENTAL INFORMATION**DESIGN GUIDELINES FOR THE OLD SIXTH WARD PROTECTED HISTORIC DISTRICT**

b. Sign Band. This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.

1) Placement:

- (a) Sign should be mounted on the building face between the first and second floor window openings.
- (b) Sign should be integrated with the composition of the façade.
- (c) Background may be the building wall or "backboard".
- (d) Profile of the sign should be essentially flush.
- (e) Bottom edge of sign should be located a minimum of 10' above sidewalk.

2) Dimensions:

- (a) Backboard and overall band width is limited to 60% of bay width.
- (b) Backboard may have a maximum height of 24".
- (c) Letters may have a maximum height of 18".

3) Letter or backboard materials:

- (a) Sign may be metal, stone, wood, paint, carved, plaster, or plastic; cabinet signs are not permitted.

4) Lighting:

- (a) Front-lit signs (illuminated by an external light source) are acceptable.

5) Other provisions:

- (a) No neon signs are permitted. Consistency of the sign bands in a single building is recommended.



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PROJECT DETAILS


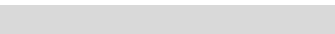
Shape/Mass: The proposed round building sign is 4' in diameter.

The sign will be installed above the existing canopy approximately 10' up from the sidewalk. See drawings and photos for more detail.

Exterior Materials: The proposed sign will feature the words 'BUN PENNY FOOD & WINE' along with a logo comprised of a British penny featuring Queen Victoria's likeness. The image will be created with vinyl paint. The sign will consist of a 3/16" acrylic face set in a .88 mm thick 5" deep prefinished aluminum return. The sign will extend from the face of the building 7", and will be fastened to the wall with 3/8"x5" nonferrous bolts. The sign will be lit from the interior with LED lights. See drawings for more detail.


ATTACHMENT A
Civic Association Comments

OSW projects for this cycle

 Ryan Boehner 

 You forwarded this message on 8/27/2014 3:38 PM.

Sent: Wed 8/27/2014 3:35 PM

To:  Kriegl, Matthew - PD

Matt,

Please find our comments below:

715 Henderson: deny. The sign is plastic and back-lit, both explicitly prohibited for "building signage" in the OSW.

1807 Kane St: approve, with Jane's notes added to building history

2013 Lubbock: approve

800 Sawyer: approve.

1808 State and 1810 State: approve

2110 State: no vote, no position.

1925 Washington: approve, provided the plans protect the building from water infiltration.

Please call with questions.

With thanks,

Ryan

OSW Historic Conservation Chair